

## Glossary

The terms listed in the glossary, have the meanings set forth below unless specifically defined otherwise in the Plan.

**Affordable Housing:** Affordable housing is generally defined by HUD as housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utility costs.

**AIDS and Related Diseases:** The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

**Assisted Household or Person:** For the purpose of specifying key results or goals for assisting households or persons, a household or person is assisted if, during the upcoming federal fiscal year, he or she will benefit through one or more programs included in the City's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homebuyer is benefited if he or she purchases a home or receives a home repair service during the year through one or more programs included in the City's investment plan. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once.

**Assisted Housing:** Owner-occupied or rental housing that is subject to restrictions on rents, rate of return, or sale prices as a result of one or more governmental subsidies provided with respect to such housing, including grants, loans, or rent subsidies from public funds; housing bonus, transferable development rights programs or mitigation funds administered by the City; or tenant-based subsidies such as certificates or vouchers.

**Consistent with the Consolidated Plan:** A determination made by the City that a program application meets the following criteria. The Annual Plan for that fiscal year's funding indicates the City planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents who are a priority for plan strategies.

**Cost Burden:** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

**Cost Burden, Severe:** The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

**HOPE VI :** HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, and community & supportive services.

**HSD:** The Seattle Human Services Department, and any successor departments or offices of the City.

**HSD Director:** The Director of HSD, including any director or other head of any department or office that shall succeed to functions of HSD described in the Plan. If more than one such successor department or office than HSD Director shall mean the appropriate official according to the allocation of functions between or among such departments.

**Disabled Household:** A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. (See glossary definition, Person with a disability.)

**Elderly Household:** For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

**Elderly Person:** A person who is at least 62 years of age.

**Extremely low-income family:** Generally, a family whose income is between 0 and 30% of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

**Family:** For purposes of the City's Consolidated Plan and local policy interpretation, the term "family" includes non-traditional households including families made up of unmarried domestic partners. A family is a self-defined group of people who may live together on a regular basis and who have a close, long-term, committed relationship, and share or are responsible for the common necessities of life. Family members may include adult partners, dependent elders or children, as well as people related by blood or marriage.

The term "family" is often more accurately descriptive of a "household" comprised of related individuals. For example:

**Family - Large Related:** A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

**Family - Small Family:** Family of two to four persons.

**Family - Large Family Unit:** Unit of at least three bedrooms.

**Family Self-Sufficiency (FSS) Program:** A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.

**Fair Housing Act:** The federal Fair Housing Act requires, among other things, that owners of rental housing generally not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or family status.

**Homeless Family with Children:** A family without permanent residence which includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

**Homeless Person:** According to HUD, a person is considered homeless if he/she is: sleeping in places not fit for humans to live (on the streets, in cars, in parks, etc.); or sleeping in homeless shelters; or about to sleep in one of the above places because they are being evicted/discharged and have no other place to sleep and have no resources and support with which to obtain housing.

The Seattle-King County Homelessness Advisory Group recognizes that prevention is also a critical part of the continuum of care and, therefore, includes people living in overcrowded situations, those who are "couch surfing," and others who have a place to sleep at night but are at high risk of becoming homeless.

**Homeless Youth:** A person between the ages of 12 and 17 who is without stable housing with a parent, relative, foster parent or state contracted placement; or a person between the ages of 18 and 22 who is without stable housing.

**HomeWise Program:** A City of Seattle housing program designed for low to moderate income homeowners, renters and apartment building owners. HomeWise offers low interest home repair loans, weatherization grants and green grants for installing sustainable products. Income limits apply.

**Household:** One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

**Housing Investment Area:** A geographic area where specific housing strategies and resources have been identified to help accomplish revitalization goals. Housing Investment Area boundaries are based on certain criteria, including selected indicators of economic distress, as outlined in the Plan.

**Housing Problems:** Households with housing problems include those that (1) occupy units having physical defects; (2) occupy units that meet the definition of overcrowded; or (3) meet the definition of cost burden greater than 30%.

**Housing Unit:** An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

**HUD:** The United States Department of Housing and Urban Development.

**Lead-based paint hazard:** Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact services that would result in adverse human health effects as established by the appropriate Federal agency.

**LIHTC:** (Federal) Low Income Housing Tax Credit.

**Low-Income Families:** Families whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (for CDBG program purposes only, HUD defines "low-income" as equal to or less than 50% of median).

**Managing for Results:** The City of Seattle budget framework that demonstrates better government and a high return on investment.

**Matching Fund Program:** A multi-family low-income housing program. Projects must match City program funds at least dollar-for-dollar with non-City funds.

**McKinney Homeless Assistance Program:** This federal program is administered by the U.S. Department of Housing and Urban Development and consists of several component parts, including supportive housing for persons with disabilities, transitional housing, SRO Moderate Rehabilitation, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and special housing services for people with AIDS.

**Mental Illness, severe:** A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Middle Income family:** Generally, family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD. (A HUD determined definitional category).

**Mixed Income Development:** A project in which no more than 75% of housing units are subsidized rental housing restricted to households with incomes less than 60% of median income.

**Moderate Income Family:** Generally, families with income above 80% of median, except that for CDBG program purposes only HUD defines "Moderate income" as 80% of median.

**Mutual Housing:** Either (a) a housing cooperative or other housing arrangement in which occupants share ownership; or (b) rental housing in which the owner has entered into, or has committed to enter into, a formal agreement with the tenants, a mutual housing association, or a tenant group, approved by a governmental agency providing or administering a subsidy to the housing project, by which the tenants participate in management of the housing project.

**Neighborhood Revitalization Strategy:** A comprehensive approach to address economic development needs in particular neighborhoods. These strategies tie 5-year outcome based (quantifiable) benchmarks to CDBG funding decisions and offer public agencies and CBDOs enhanced flexibility in undertaking activities with CDBG funds in these neighborhoods.

**New Construction:** The construction of housing on a vacant site or a site previously used for non-housing purposes, or the addition of housing units to a property, but does not include the rehabilitation or replacement of housing units on a site, whether vacant or occupied, without a material increase in the floor area used for housing.

**Neighborhood Supported Project:** for purposes of a Director's consideration of waiver of the City's dispersion requirements or SOA requirements, means a project which the Office of Housing determines is supported by a reasonable number of immediate neighbors and/or affected neighborhood organizations. The Director's determination would be preceded by public notification, consultation with established community groups, public meetings, and/or such other means of community participation as such Director shall deem appropriate. The Director shall disregard, in evaluating support, any opposition that it appears may be based upon characteristics of the expected occupants (other than their need for subsidized housing).

**Non-Elderly Household:** A household that does not meet the definition of "Elderly Household," as defined above.

**Non-Homeless Persons with Special Needs:** Includes frail elderly persons, persons with AIDS, disabled persons.  
**Overcrowded:** A housing unit is overcrowded if it contains more than one person per room. (U.S. Census definition)

**OED:** The Seattle Office of Economic Development, and any successor departments or office of the City.

**OH:** The Seattle Office of Housing, and any successor departments or office of the City.

**Owner:** A household that owns the housing unit it occupies. (U.S. Census definition)

**Owner-Occupied:** a property is considered owner-occupied if it consists of fewer than five housing units, at least one of which is occupied by, or within the previous six months was occupied by, a person with an ownership interest in his or her unit, as such person's principal residence.

**Person with a Disability:** A person who is determined to: 1) Have a physical, mental or emotional impairment that: is expected to be of long-continued and indefinite duration; substantially impedes his or her ability to live independently; and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) Have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act; or 3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

**Project-Based (Rental) Assistance:** Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

**Rental Assistance:** Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

**Renter:** A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

**Renter Occupied Unit:** Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

**Service Needs:** The particular services identified for vulnerable populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Severe Cost Burden:** See Cost Burden, severe.

**Sheltered:** Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing.

**Single Family Dwelling, Residential Use:** Seattle's Land Use Code defines a singly family dwelling unit as a detached structure containing one dwelling unit on a permanent foundation; it also may have an accessory dwelling unit [SMC 23.84.032]. It defines "dwelling unit" as a collection of rooms occupied by not more than one household in the structure; and it defines "household" as any number of related individuals or 8 or fewer non-related, non-transient individuals.

**SRO:** Single-Room Occupancy.

**Subsidized Rental Housing:** Assisted housing (see glossary definition) that receives or has received project-based governmental assistance (whether for capital or operating costs) and is rented to, or held for rent exclusively to, low- or moderate-income households as determined at the time of initial occupancy. Subsidized rental housing does not include owner occupied units, nor does it include units occupied by Section 8 certificate/voucher holders in market rate housing.

**Substandard Condition and Not Suitable for Rehab:** By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

**Substantial Amendment:** A major change in an approved housing strategy or allocation plan.

**Substantial Rehabilitation:** Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

**Supportive Housing:** Housing, including Housing Units and Group Quarters, that includes supportive services.

**Supportive Service Need in FSS Plan:** The plan that Public Housing Authorities (PHAs) administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

**TANF:** Temporary Assistance to Needy Families. On August 22, 1996, President Clinton signed the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, which replaced the old welfare system with a new program, Temporary Assistance to Needy Families (TANF), designed to focus on work and responsibility.

**Tenant-Based (Rental) Assistance:** A form of rental assistance provided for the tenant, not for the project such as Section 8 vouchers or certificate.

**Total Vacant Housing Units:** Unoccupied year-round housing units. (U.S. Census definition)

**Transitional Housing:** A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement.

**Very Low-Income Family:** Families whose incomes do not exceed 50% of median income for the area, as determined by HUD with adjustments for smaller and larger families.